

**University Area Planning Overlay Update: Phase 1: Commercial**

The University Area Planning Overlay (UAPO) was adopted in 1992 to address development issues unique to the campus area.

In 2015, City Council adopted the University District Plan. The Plan includes recommendations on potential updates to the UAPO, including such topics as Floor Area Ratios, parking requirements and height limits. This UAPO Phase 1 process will:

- Incorporate plan guidance regarding such issues as height, parking and FAR into the UAPO for commercial properties.
- Incorporate any relevant Urban Commercial Overlay (UCO) provisions into University Overlay and eliminate overlap.

A future phase will be necessary to address other elements of the UAPO impacted by the plan.

Highlights:

- Two new sub district designations within UAPO
  - Regional Mixed Use (RMX): Higher intensity along High Street (south of Norwich) and Lane Avenue (west of High)
  - Neighborhood Mixed Use (NMX): Moderate intensity along High Street (north of Norwich), Fifth Avenue, Hudson, and smaller nodes of commercial activity within the neighborhood
- Urban Commercial Overlays removed: Design standards rolled into design guidance for NMX and RMX areas
- Parking standards reduced and simplified
  - 50% reduction for all non-residential uses (restaurant, retail, office, etc.) from standard code
  - Existing UCO gives 25%-50% reduction for non-residential. The new flat 50% reduction replaces this
  - 0.5 spaces per bed for residential
- Allowed Height increased for most properties
  - 72 ft. in the RMX sub district
  - 45 ft. in the NMX sub district
  - Eliminates “step back, step up” exception to height limits
- Floor Area Ratio (FAR) recommendation for NMX sub district studied
  - Base FAR reduced from Plan recommendation of 1.0 to 0.8
  - Bonus FAR of 0.6 (1.4 total FAR with bonus) if project: Preserves existing contributing structure, or redevelops non-contributing structure or vacant lot
- Benefits of new mixed use sub districts
  - Implementation of University District Plan recommendations for commercial areas
  - Focuses density along High and Lane adjacent to University, reducing development pressure in other areas
  - Codifies lower intensity development in NMX sub districts consistent with existing development
  - Reduced commercial parking requirement, recognition of pedestrian and transit oriented neighborhood
  - Residential parking requirement tied to beds rather than units, encouraging more diverse unit mixes
  - Increased height limits at frontage, elimination of “step back, step up” exception
  - Elimination of duplicative Urban Commercial Overlay
  - Considers UARB expansion
- Community Review
  - Monday, July 25<sup>th</sup> Open House. 7:00 - 8:30 pm with brief presentation at 7:30 pm at Indianola Church of Christ (2141 Indianola Avenue)
  - Project webpage: [https://www.columbus.gov/planning/uapo\\_update/](https://www.columbus.gov/planning/uapo_update/)
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